

EXHIBIT A

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Ver. Date 8-11-2025

PID 116785

**PARCEL 11-T
IMPROVEMENTS TO BIG WALNUT TRAIL
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION, FRANKLIN
COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of Ingleside Park, platted with Chilcote's Ingleside Addition in Plat Book 19, Page 28 and conveyed to the Franklin County Commissioners in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline right of way for Big Walnut Trail Central Section, and being more particularly described as follows:

COMMENCING at a point at the southeast corner of said Reserve "C" a 3.338 acre tract conveyed to Sunbury Cove Homeowners Association Inc. in Instrument 201605030054652 and shown as on the subdivision plat Sunbury Cove in Plat Book 117, Page 96, said point being 27.23 feet left of the centerline of Big Walnut Trail Central Section at station 243+88.43 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Ingleside Park, **North 18 degrees 55 minutes 14 seconds West, 27.85 feet** to a point, said point being 55.00 feet left of the centerline of Big Walnut Trail Central Section at station 243+86.36;
- 2) **Thence**, across said Ingleside Park, **North 75 degrees 20 minutes 53 seconds East, 177.99 feet** to a point, said point being 35.00 feet left of the centerline of Big Walnut Trail Central Section at station 246+07.03;
- 3) **Thence**, across said Ingleside Park, **North 17 degrees 18 minutes 29 seconds East, 142.97 feet** to a point, said point being 35.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+50.00;
- 4) **Thence**, across said Ingleside Park, **South 72 degrees 41 minutes 31 seconds East, 10.00 feet** to a point, said point being 25.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+50.00;

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- 5) **Thence**, across said Ingleside Park, **South 17 degrees 18 minutes 29 seconds West, 50.00 feet** to a point, said point being 25.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+00.00;
- 6) **Thence**, across said Ingleside Park, **South 72 degrees 41 minutes 31 seconds East, 8.00 feet** to a point, said point being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+00.00;
- 7) **Thence**, across said Ingleside Park, **South 17 degrees 18 minutes 29 seconds West, 94.35 feet** to a point, said point being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 246+05.65;
- 8) **Thence**, across said Ingleside Park with a curve to the right having a radius of 58.00 feet, a central angle of 58 degrees 02 minutes 24 seconds, an arc length of 58.75, and a chord that bears **South 46 degrees 19 minutes 41 seconds West, 56.27 feet** to a point, said point being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 245+29.67;
- 9) **Thence**, across said Ingleside Park, **South 75 degrees 20 minutes 53 seconds West, 172.78 feet** to a point on the north line of a 3.7453 acre tract conveyed to the City of Columbus in Official Record 17581 J07 and in Plat Book 19, Page 22, said point being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 243+56.90;
- 10) **Thence**, along the said north line of the City of Columbus tract, **North 12 degrees 42 minutes 47 seconds West, 20.56 feet** to a point on the east line of said Reserve "C", said point being 37.55 feet left of the centerline of Big Walnut Trail Central Section at station 243+57.59;
- 11) **Thence**, along the east line of said Reserve "C", **South 86 degrees 08 minutes 43 seconds East, 32.52 feet** to the **TRUE POINT OF BEGINNING**, containing 0.217 acres.

The parcel of land described contains, 0.217 acres, more or less in Franklin County Auditor's Parcel Number 110-005914-00 including the present road occupies 0.000 acres, more or less.

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All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date